

Elstree Way Corridor

Area Action Plan

Proposed Submission Consultation

A plan for the Elstree Way Corridor

Hertsmere Borough Council is preparing an Area Action Plan (AAP) to guide future development of homes and other facilities in the area referred to as the Elstree Way Corridor in Borehamwood. Public consultation on a draft plan took place in early 2013 and two public meetings were held in October 2013. Changes have been made to the AAP following this consultation and we have reached the next stage of producing the AAP, ahead of its submission to the Secretary of State for independent examination.

Addressing Hertsmere's housing need

We need to build more homes to help address our local housing needs. The redevelopment of the Elstree Way Corridor is an important part of Hertsmere's plan for the next 15 years, as set out in the council's Core Strategy (2013). Given the importance which the local community attaches to the Green Belt, our Local Plan Core Strategy seeks to meet the borough's housing needs within existing towns and was agreed by the council last year.

A map showing the Elstree Way Corridor area is within the AAP. The proposed redevelopment of the two Hertswood School sites does not form part of the Elstree Way Corridor. Any redevelopment of these sites will require a planning application, although a separate policy document covering other potential development sites across the borough has just been agreed by the council's Executive for public consultation. If you would like to be consulted on this, please contact elstreewaycorridor@hertsmere.gov.uk

What does the Plan say?

- A new neighbourhood of 800-1,200 homes with at least 35% affordable housing.
- Ensuring remaining development in the Corridor meets clear planning criteria, including helping to fund new infrastructure.
- Improvements made to the existing Shenley Road and Tesco roundabouts.
- Reserved sites for both a new primary school and medical centre.
- Improvements to Maxwell Park and the area around the War Memorial.
- Improvements to the access to Elstree Studios for vehicles and pedestrians.
- Safe and easy to-use footpaths and cycle ways. There will be new and improved links along the Corridor, although the existing roundabouts will be retained.

We want to hear you views

This leaflet summarises what the Area Action Plan (AAP) says, where you can find out more, how you can have your say and what will happen next. More detailed information is available on our website: www.hertsmere.gov.uk/elstreewaycorridor



What sorts of questions should I think about when I am making my comments?

The policies in the version of the AAP are based on technical studies, collaboration with the local community and stakeholders (such as the Education Authority and Highway Authority), and responses to consultation on the draft plan in 2013. In the earlier round of consultation we asked for your views on specific elements of the AAP such as proposals to replace the Shenley Road roundabout with a signalised junction. This stage of the consultation is different. When making your comments you should consider the following types of questions:

- Are the policies based on robust evidence?
- Are the policies the most appropriate?
- Can the AAP be delivered?
- Are the policies flexible enough?

Submitting comments at this stage is important if you would like them to be considered by an independent Planning Inspector.

What has happened to the comments people made at earlier stages?

We consulted on a draft document in 2013. The responses we received have been written up in a consultation report which can be viewed at: www.hertsmere.gov.uk/elstreewaycorridor

The responses have helped shape the latest Proposed Submission version of the AAP. That does not mean that we have been able to address all the concerns and in some cases we have had to make difficult choices in order to achieve the AAP's wider objectives.

What happens next?

All the comments we receive by 31st March 2014 will be summarised. The AAP will then be submitted to the Government's Secretary of State for Communities and Local Government, along with all the comments we receive.

The document is due to be submitted to the Secretary of State in Spring 2014. The Secretary of State will appoint an independent Planning Inspector who will hold an independent examination of the AAP later in 2014.

The Inspector will decide on the key issues resulting from the consultation and will set the questions to be discussed at the examination. The Inspector will also invite organisations and individuals to attend based on the comments made during this consultation.

At the end of the examination the Planning Inspector will prepare a report for the council. The report may propose that amendments are made to the AAP before it is 'adopted' by the council in late 2014.

The policies within the AAP will be used to guide development should landowners wish to bring forward their sites for redevelopment. It will still be necessary for developers to submit planning applications, and there will be exhibitions and other opportunities to have your say on detailed development proposals at the planning application stage.

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